

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE SECOND QUARTER MEETING FOR 2012

The Second Quarter 2012 meeting of the Woodcreek Board of Directors was called to order on April 17, 2012 at 7:05 p.m., at the home of Bill and Linda Conley. Members present were: President Mike Bown, Vice President Jerry Hawkinson, Treasurer Gerry Stueckemann, Secretary Ed. Floden, and Park Commissioner Bill Conley. Also present were Dixie and Mike Swanson, Bev and Gary Dowd, and Linda Conley; plus Allen Miller and Randy Wille of Meyer Material.

Four agenda items were presented to review:

1. Review of the First Quarter minutes
2. President's Report
3. Treasurer's Report
4. Issues for discussion

1 Review of the First Quarter Minutes

The 2012 First Quarter Minutes were reviewed, and accepted without changes.

2 President's Report

Old Business

The 2012 budget was accepted, but with changes: the Welcome Wagon was deleted.

Mike Swanson talked about the berm that is located between Woodcreek and the gravel pit. We had two guests at this meeting: Allen Miller, the general manager of the Aggregate Division of Meyer Material, and Randy Wille, the manager of Environmental and Land Services.

(Meyer Material is a Midwest regional affiliate of Aggregate Industries. Aggregate Industries is owned by Holcim Ltd. of Switzerland.)

A summary of the discussion about the berm:

- Randy Wille suggested that a community advisory panel — with representatives from be formed, to meet every six months to discuss the progress of the berm.
- The construction of the berm along the Woodcreek border was begun in April, and will be finished this fall. The work started at the southern end of the berm, and will proceed to the north.

- An area of 200 feet from the pit was deeded to Woodcreek. The berm will be built on the western 100 feet. The brush that is currently on the eastern edge of that area will remain, with the remaining 80 feet used for the berm.
- A question was asked about liability insurance during the berm construction. Treasurer Gerry Stueckemann asked that the Association be added to the policy which Meyer already has.
- The mining in the pit will have no effect on nearby wells. Meyer is mining above the water table; they are not dewatering the pit.
- The berm along the Burning Tree boundary is temporary. It will be removed when mining is complete.
- Noise from the mining operation should not be annoying. The conveyor is 50 feet below ground level (the berm will be above ground level), and the crushers are stationary and will not be moved closer to Woodcreek.
- Phase 2 of the berm construction will involve planting trees. 104 are planned, with 59 of those on Woodcreek's area

We need liability insurance for the Woodcreek officers. Gerry Stueckemann called our insurance agent, who told her that he could add that insurance for \$200 per year; but there has been no action from our agent, and Gerry is looking for a new agent. However, we can't change our agent will our current policy is up for renewal. Suggestion were made for an agent; and McHenry Insurance was said to offer a one million dollar policy for the five board members, for \$475 per year. Gerry will keep checking for brokers.

A policy separate from a typical homeowners policy is necessary, as a homeowner policy might not cover a homeowner's activity as an Association officer. Gerry also noted that Woodcreek officers have not been covered by liability insurance since the beginning of Woodcreek, about 35 years ago.

Parks. Mulch will be laid at the entrance sign, after the tulips are gone. Ideas for the repair of the entrance sign were made. Jerry Hawkinson reported on his progress in reinstalling the street signs that he has refurbished. Also, the replacement of any trees in the common area will not be done until the berm construction has finished.

New owners. 1231 Tamarack Court has a bid on it, but it has not yet been sold (as of April 17). Gilbert Watson is the new owner of 1234 Tamarack.

New Business

For many years, the term of a Woodcreek Officer was set at two years. However, we have noted that Article VI, Section 2 of the By-Laws says "...shall serve for a term of one (1) year."

3 Treasurer's Report

As of April 17, 17 homeowners have not yet paid their dues for 2012. The Secretary will be sending second notices to these delinquent owners.

Will the Association's insurance policy need to be changed due to the presence of the berm? Gerry Stueckemann will check.

4 Issues for Discussion

The presence of persistent junk in yards has been noted, particularly at two properties on Matanuska.

The meeting was adjourned at 8:33 p.m.